

LEGEND
 LOT LINE TO BE DELETED
 PROPOSED NEW LOT LINE
 STONE WALL
 APPROXIMATE ZONING DISTRICT LINE

NOTES

- OWNERS/APPLICANTS
 A.P. 17 LOT 199
 ANCHOR AUTOMOTIVE REALTY LLC
 1041 EDDIE DOWLING HIGHWAY
 NORTH SMITHFIELD, RI 02896
 A.P. 17 LOTS 80
 BENIOT RESIDENTIAL REALTY LLC
 949 EDDIE DOWLING HIGHWAY
 NORTH SMITHFIELD, RI 02896
 A.P. 17 LOTS 84, 167 & 231
 BENIOT REALTY LLC
 949 EDDIE DOWLING HIGHWAY
 NORTH SMITHFIELD, RI 02896
- THE SUBJECT PARCELS ARE SERVICED BY MUNICIPAL SEWER AND WATER LINES.
- THERE ARE NO KNOWN EASEMENTS ON THE SUBJECT PARCELS.
- THERE ARE NO KNOWN WETLANDS ON THE SUBJECT PARCELS.

EDDIE DOWLING HIGHWAY
 (ROUTE 146)
 RI STATE HIGHWAY PLATS NO. 54 & 660

THIS PLAN IS TO BE INDEXED UNDER:
 EDDIE DOWLING HIGHWAY, ROUTE 146,
 SAYLES HILL ROAD & IRON MINE HILL ROAD



REFERENCES

1) PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION PLAN for BENIOT REALTY LLC, BENIOT RESIDENTIAL REALTY LLC and ANCHOR AUTOMOTIVE REALTY LLC on EDDIE DOWLING HIGHWAY & SAYLES HILL ROAD in NORTH SMITHFIELD, RI A.P. 17 LOTS 80, 84, 167 & 231, DATED 10/28/16, PREPARED BY INTERNATIONAL MAPPING & SURVEYING CORP. AND FILED IN THE TOWN OF NORTH SMITHFIELD, RI.

ZONING: BH

SETBACKS:
 FRONT: 25'
 SIDE: 15'
 REAR: 30'

ZONING: RS-40

MINIMUMS:
 AREA 40,000 S.F.
 FRONTAGE 150'
 SETBACKS:
 FRONT: 30'
 SIDE: 25'
 REAR: 40'

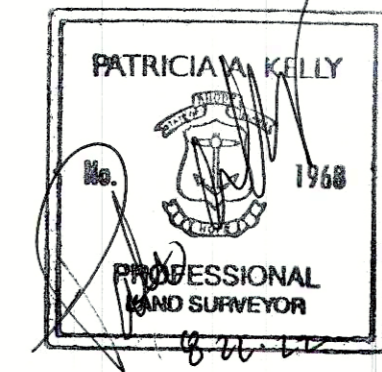
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON MAY 4, 2016 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 ADMINISTRATIVE SUBDIVISION

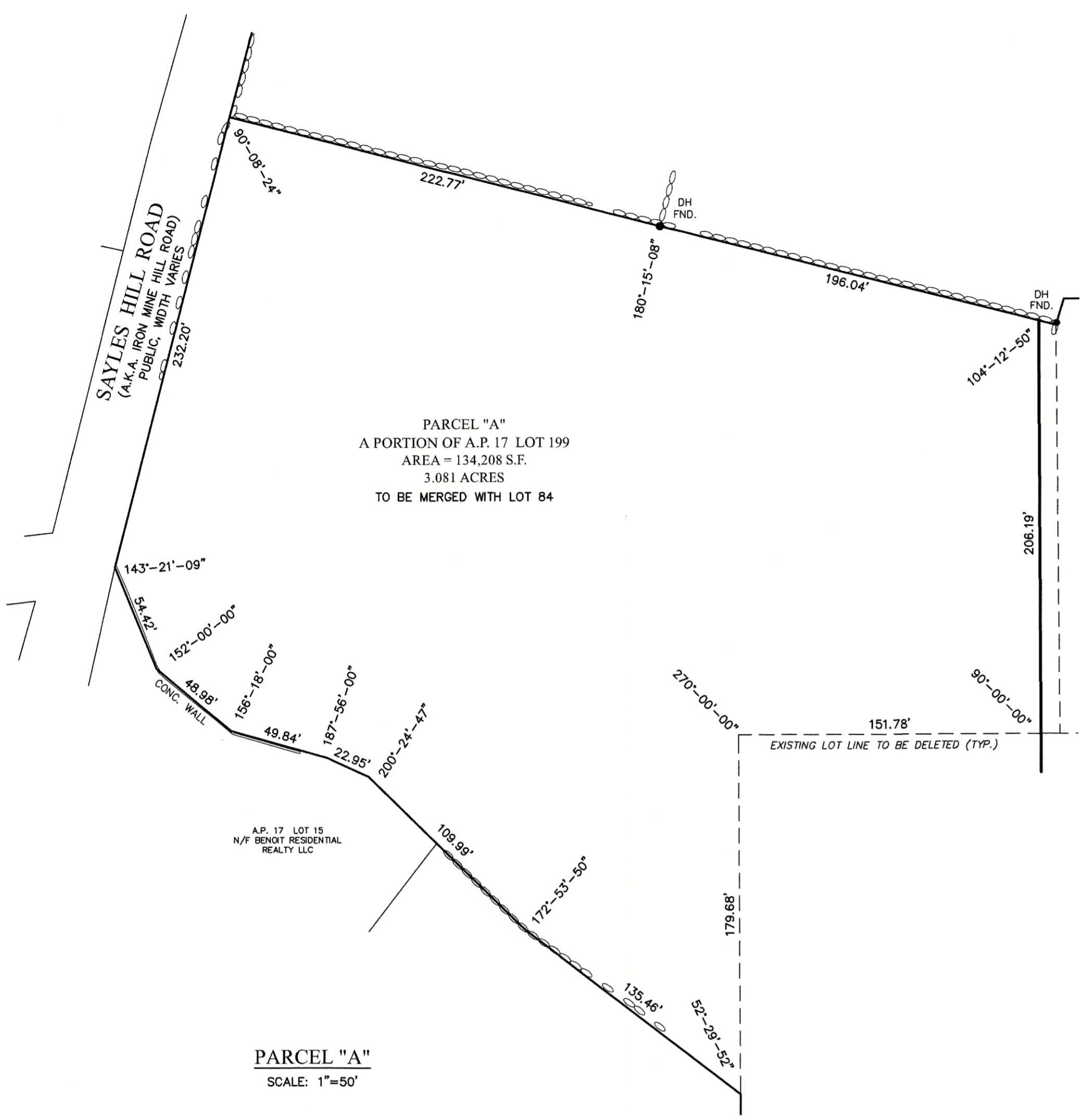
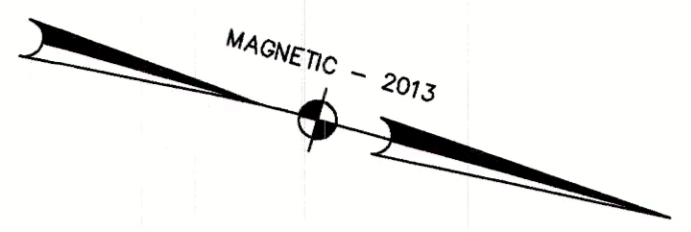
BY: *Patricia A. Kelly* 8.22.22
 PATRICIA A. KELLY, PLS #1968 COA #4734 DATE



NO.	REVISION	DATE	BY

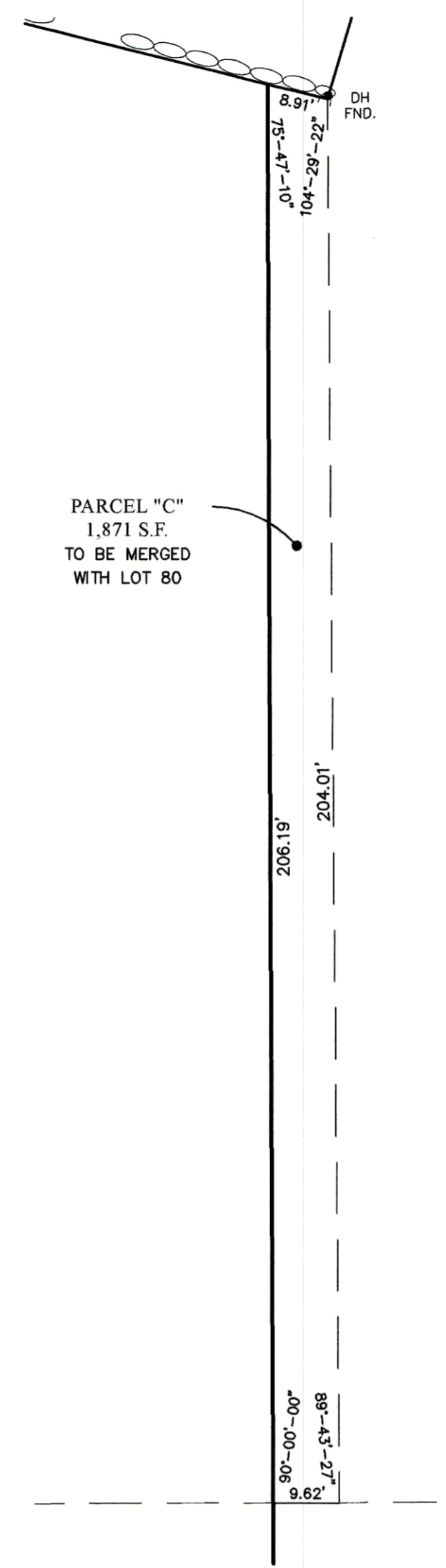
ADMINISTRATIVE SUBDIVISION PLAN
 BENIOT REALTY LLC, BENIOT RESIDENTIAL REALTY LLC & ANCHOR AUTOMOTIVE REALTY LLC
 EDDIE DOWLING HIGHWAY & SAYLES HILL ROAD
 NORTH SMITHFIELD, RI
 A.P. 17 LOTS 80, 84, 167, 199 & 231
KELLY LAND SERVICES, INC.
 LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS
 97 BUCKS WAY
 TIVERTON, RI 02878
 401-293-0535
 PO BOX 278
 GREENVILLE, RI 02828
 401-233-2620

DATE: 08/16/22
 SCALE: 1"=50'
 SHEET NO: 1 of 2
 PROJ. NO: 220804-AD



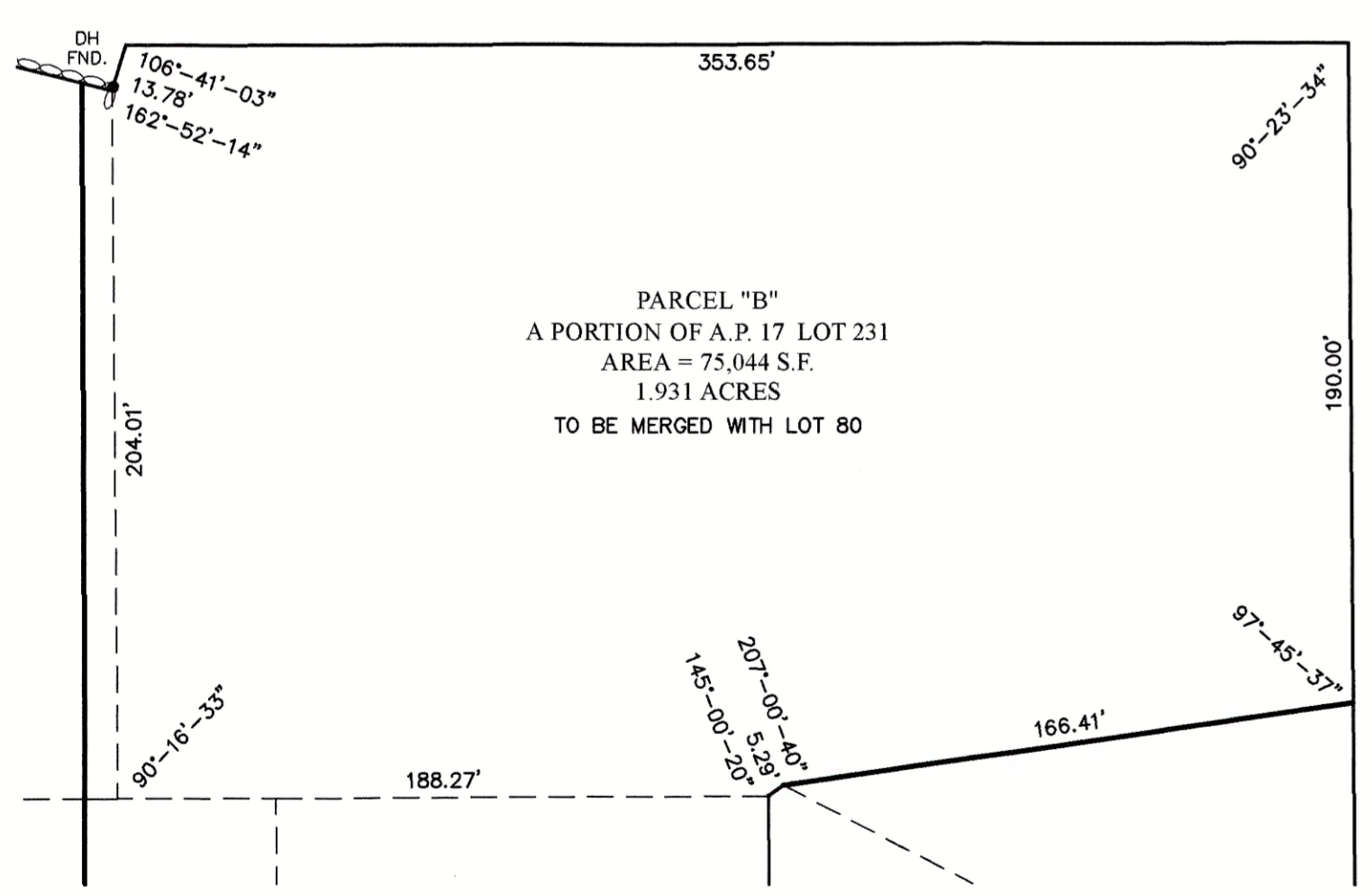
PARCEL "A"
A PORTION OF A.P. 17 LOT 199
AREA = 134,208 S.F.
3.081 ACRES
TO BE MERGED WITH LOT 84

PARCEL "A"
SCALE: 1"=50'



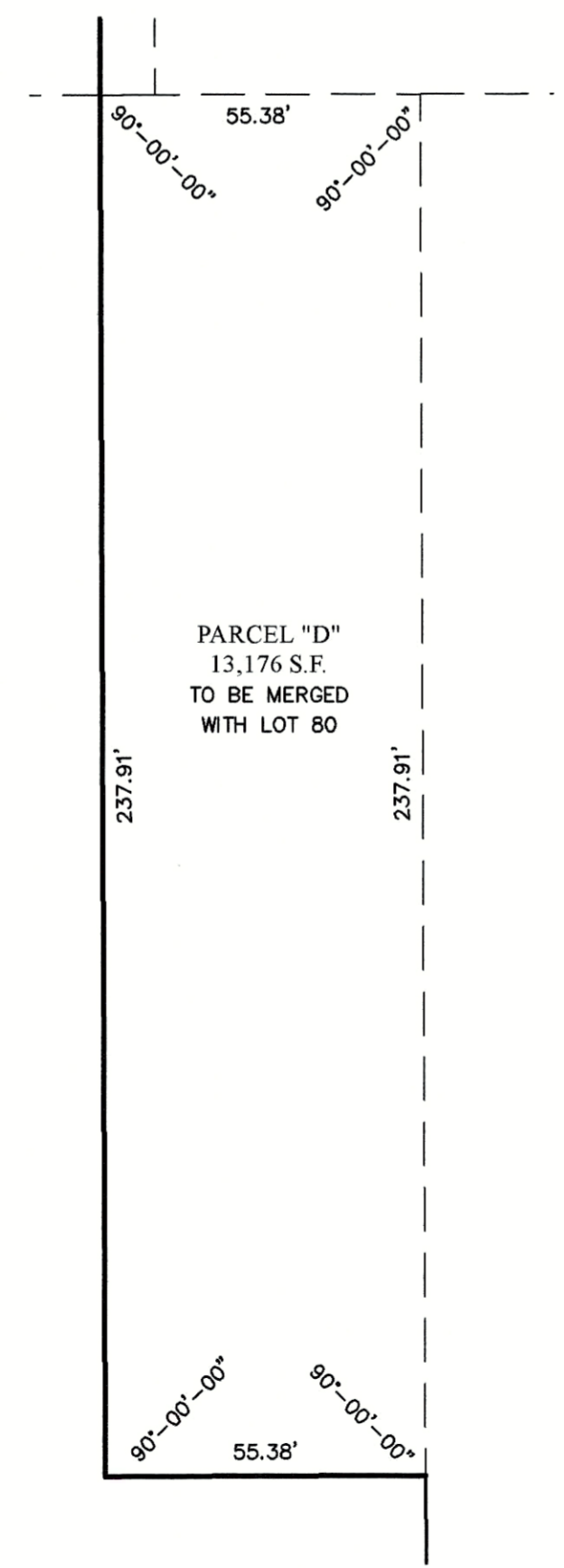
PARCEL "C"
1,871 S.F.
TO BE MERGED
WITH LOT 80

PARCEL "C"
SCALE: 1"=20'



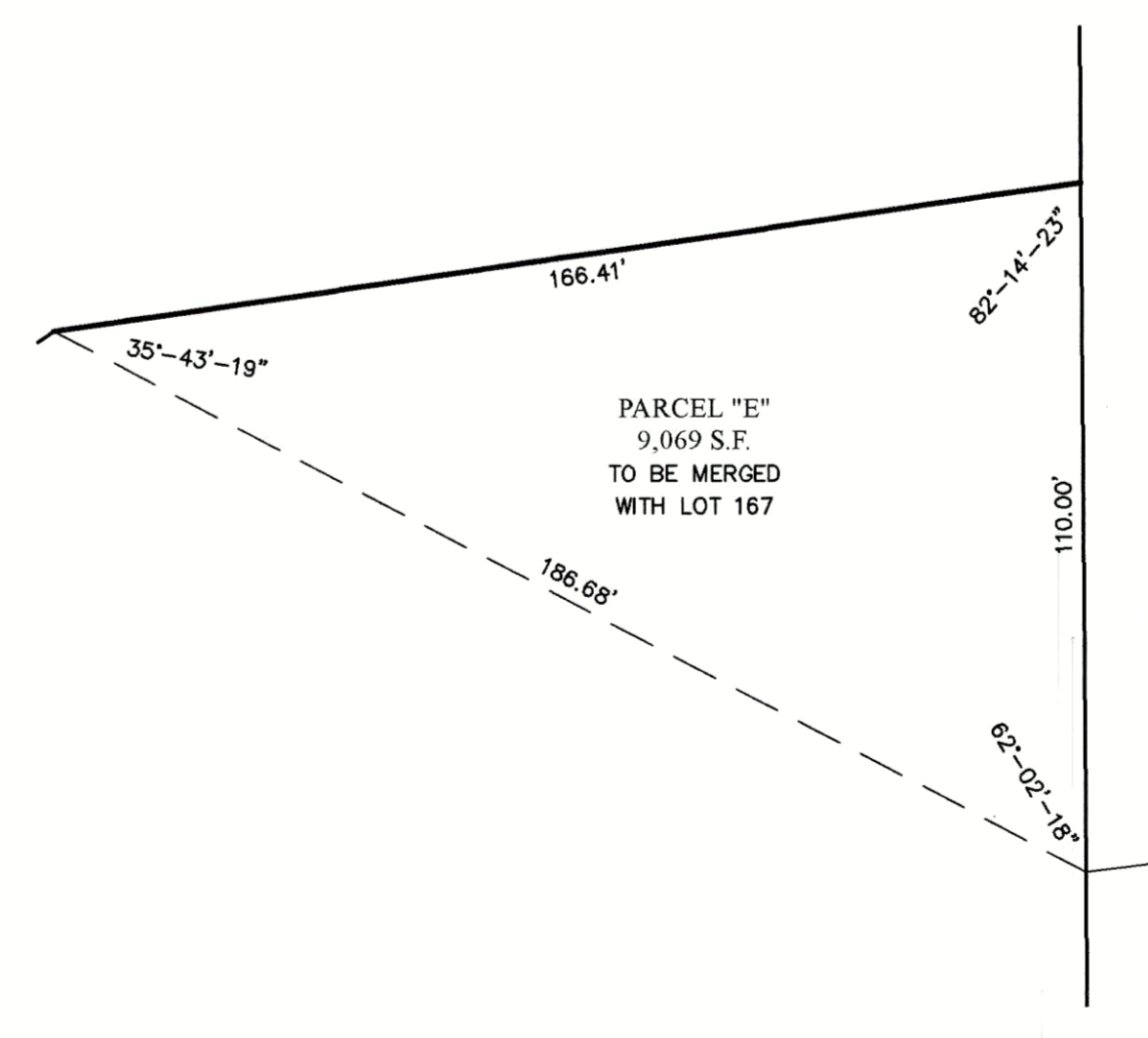
PARCEL "B"
A PORTION OF A.P. 17 LOT 231
AREA = 75,044 S.F.
1.931 ACRES
TO BE MERGED WITH LOT 80

PARCEL "B"
SCALE: 1"=50'



PARCEL "D"
13,176 S.F.
TO BE MERGED
WITH LOT 80

PARCEL "D"
SCALE: 1"=30'



PARCEL "E"
9,069 S.F.
TO BE MERGED
WITH LOT 167

PARCEL "E"
SCALE: 1"=30'



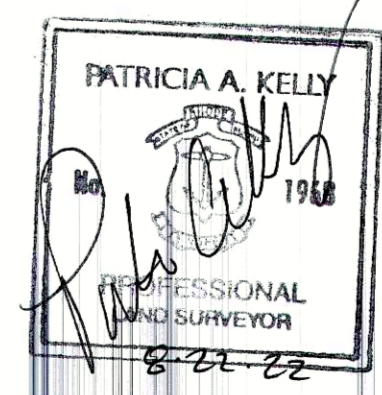
- NOTES
- OWNERS/APPLICANTS
A.P. 17 LOT 199
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A.P. 17 LOTS 80
BENOIT RESIDENTIAL REALTY LLC
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TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
ADMINISTRATIVE SUBDIVISION

BY: *Patricia A. Kelly* 8-22-22
PATRICIA A. KELLY, PLS #1988 COA #A734 DATE

THIS PLAN IS TO BE INDEXED UNDER:
EDDIE DOWLING HIGHWAY, ROUTE 146,
SAYLES HILL ROAD & IRON MINE HILL ROAD



NO.	REVISION	DATE	BY

ADMINISTRATIVE SUBDIVISION PLAN

BENOIT REALTY LLC, BENOIT RESIDENTIAL REALTY LLC & ANCHOR AUTOMOTIVE REALTY LLC
EDDIE DOWLING HIGHWAY & SAYLES HILL ROAD
NORTH SMITHFIELD, RI
A.P. 17 LOTS 80, 84, 167, 199 & 231

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PO BOX 278
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DATE: 08/16/22
SCALE: AS NOTED
SHEET NO: 2 OF 2
PROJ. NO: 220804-AD